

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>DAVID SEROR - Bar No. 67488 TAMAR TERZIAN - Bar No. 254148 BRUTZKUS GUBNER 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: dseror@bg.law tterzian@bg.law</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Diane C. Weil, Chapter 7 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION</p>			
<p>In re:</p> <p>VALLEY ENTERPRISES T.S., INC.,</p> <p>Debtor(s).</p>		<p>CASE NO.: 1:20-bk-11784-MB CHAPTER: 7</p> <p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 01/05/2022	Time: 11:00 am
Location: Courtroom 303 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 12/22/2021

Description of property to be sold:

Residential real property located at 15094 Nurmi Street, Sylmar, CA 91342.

Terms and conditions of sale:

Cash sale, no warranties, "as-is, where-is" "all faults" basis, without warranties, express or implied, and no contingencies, free and clear of all liens, claims, interests and encumbrances. Initial minimum overbid \$475,000.00, minimum increments of \$5,000 thereafter. Overbid deposit \$21,500.00, plus proof of financial worthiness to close sale, payable to "Diane C. Weil, Chapter 7 Trustee" due at sale hearing or prior thereto delivered to counsel for Trustee.

Proposed sale price: \$ 470,000.00

Overbid procedure (if any):

Minimum overbid of \$475,000.00; \$5,000 minimum increments thereafter. Deposit of \$21,500.00 due at sale hearing or delivered to counsel for Trustee prior thereto at address set forth at top left of the first page of this Notice.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

January 5, 2022 at 11:00 a.m. in Courtroom 303, via ZoomGov

The following is the unique ZoomGov connection information for the above-referenced hearing:

Video/audio web address: <https://cacb.zoomgov.com/j/1608937831>

ZoomGov meeting number: 160 893 7831

Password: 121780

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

David Seror

Tamar Terzian

Brutzkus Gubner

21650 Oxnard Street, Suite 500

Woodland Hills, CA 91367

Tel: (818) 827-9000

Fax: (818) 827-9049

Email: dseror@bg.law

tterzian@bg.law

Date: 12/15/2021